

TRANSFER
TAX
PAID

WARRANTY DEED

003701

48-415

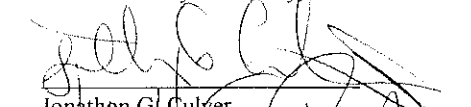
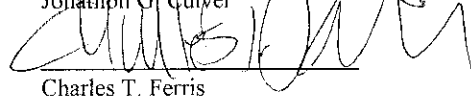
Know all Persons by These Presents, That We, Jonathon G. Culver, of Waterville, Maine, and Charles T. Ferris, of Waterville, Maine, with warranty covenants, and in consideration of one dollar (\$1.00) and other valuable considerations, paid by Boat Drinks, Inc., a Maine Corporation, the receipt whereof we do hereby acknowledge, do hereby *give, grant, bargain, sell and convey* unto the said Boat Drinks, Inc., its heirs and assigns forever, the following premises, to wit:

Attached Exhibit "A" is incorporated herein by reference.

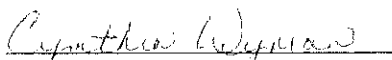
To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Boat Drinks, Inc., its heirs and assigns, to them and their use and behoof forever.

And we do *covenant* with the said Grantee, its heirs and assigns forever, that we are lawfully seized in fee of the premises, and that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will *warrant and defend* the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, Jonathon G. Culver and Charles T. Ferris, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 30th day of January, 2002.


Jonathon G. Culver

Charles T. Ferris

*Signed, sealed and Delivered
in the presence of:*

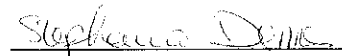

Cynthia Wyman

State of Maine
Kennebec, ss.

Dated: January 30, 2002

Personally appeared the above named Jonathon G. Culver and Charles T. Ferris and acknowledges that the foregoing instrument is their free act and deed.

Before me,


Notary Public / Attorney-at-Law



2) CHARLES T. FERRIS
ATTORNEY AT LAW
18 SILVER STREET
WATERVILLE, MAINE
04901

STEPHANIE DENNIS
Notary Public, Maine
My Commission Expires December 7, 2007

48-415

BK 6798 PG 141

EXHIBIT A

137 Main Street, Waterville, Maine

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

COMMENCING in the east line of Main Street at an iron rod at the northwest corner of lot known as the W. L. Leslie's store lot; thence easterly on said Leslie's north line and in the same direction about seventy-four (74) feet to the passway; thence northerly on west line of said passway about twenty-four (24) feet to land formerly owned by H.C.H. Pulsifer and now owned by Harris Baking Company; thence westerly on said Pulsifer's (now Harris Baking Company's) south line about seventy-four (74) feet to said Main Street; thence southerly on the east line of said Main Street about twenty-four (24) feet begun at, together with the right of way over said passway (which is twenty-four (24) feet wide) out to Temple Street.

ALSO another lot or parcel of land being a strip of land located next northerly to the above described parcel of land and bounded and described as follows:

BEGINNING at the southwesterly corner of a lot of land upon which has been built a brick block by one Ann M. Pulsifer, known as the Moor Block and now occupied by Harris Baking Company and running in an easterly direction along the southerly line of said lot to the southeasterly corner of said brick block; thence northerly along the easterly line of said block six (6) inches; thence westerly in a line parallel to the southerly line of said block to the westerly line of said lot; thence southerly along the westerly line of said lot six (6) inches to the point of beginning. Together with all rights and privileges and subject to all terms and conditions as contained in an agreement relating to a party wall between Samuel Wein and Ann M. Pulsifer, all as contained in the deed of said Ann M. Pulsifer to Samuel Wein, dated July 2, 1919 and recorded in the Kennebec Registry of Deeds in Book 572, Page 402, reference to which deed may be had for a more particular description of said agreement.

BEING the same premises conveyed to Charles T. Ferris and Jonathan G. Culver by Release Deed from KeyBank National Association recorded in Kennebec County Registry of Deeds on December 26, 2001, Book 6750, Page 322.

RECEIVED KENNEBEC SS.

2002 FEB -4 AM 9:00

ATTEST: *Buffy Hunt-Halliday*
ACTING REGISTRAR